



£260,000 Guide Price

Halsetown, St Ives

Terraced House | 2 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- A PROJECT - IN NEED OF LOVE - LOTS OF POTENTIAL - NEEDS TO BE SEEN
- SOUGHT AFTER VILLAGE LOCATION
- GRANITE FRONT TERRACED COTTAGE
- GOOD SIZED LIVING DINING ROOM
- LOG BURNER WITH BACK BOILER
- GALLEY KITCHEN - 2 DOUBLE BEDROOMS - MASTER WITH VIEWS
- FIRST FLOOR BATHROOM (AVOCADO!)
- SMALL GARDEN
- EPC D - COUNCIL TAX BAND C - FREEHOLD



## Property Description

A granite terrace 2 bedroom cottage in the sought-after village of Halsetown - in need of some love and attention. This cottage is a project and needs to be seen to appreciate the accommodation on offer and a appreciate its potential.

## Main Particulars

A granite terraced 2 bedroom cottage in the sought-after village of Halsetown - in need of some love and attention.

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No 5 Halsetown has a larger-than-expected living/dining room with a log burner and back boiler (not tested) and a galley kitchen on the ground floor. There are 2 double bedrooms on the first floor, the master has pretty views out over the rugged Cornish countryside to Rosewall Hill, both bedrooms have large built-in wardrobes and there is a family bathroom - which is very retro with a wooden tongue and groove ceiling and an avocado bathroom suite. The cottage has a small back garden and on-road parking to the front.

The Cottage has a narrow area to the front that could be paved or used as a small planting area.

### ACCOMMODATION

There are steps up to a white upvc full double-glazed front door which opens into

### ENTRANCE HALL

Stairs to the first floor. Consumer unit above the door.

Opaque fully glazed door to

### LIVING/DINING ROOM - 6.00m x 5m (including understairs cupboard) (19'6" x 16'4")

upvc Double glazed window to the front aspect with wide window seat. Brick-built fireplace with inset log burner - with a back boiler that runs the upstairs radiators (not tested), feature shelves to either side of the fireplace. Ceiling beams. Spotlights. Large understairs storage cupboard.

A step up and fully glazed door to

### GALLEY KITCHEN 5.11m x 1.43 (16'7" x 4'6")

The kitchen is in need of complete renovation - there is currently a window to the rear (in need of replacing) and a upvc double glazed door out to the back garden, a range of base and wall-mounted units, and a stainless steel sink with cupboard under. The kitchen is a single-storey extension and has a flat roof.

From the entrance hall stairs rise to the

## **FIRST FLOOR LANDING**

Access to the loft space (with loft ladder in place - not tested). Doors with borrowed lights over open into

## **MASTER BEDROOM 5.07m x 3.0m (16'6" x 9'8")**

2 upvc double glazed windows to the front aspect with pretty views out over the countryside to Rosewall Hill and deep window seats. Overstairs cupboard housing the hot water cylinder. Large built-in wardrobe with shelves and hanging rail. Radiator (run off the log burner back boiler - not tested)

## **BEDROOM 2 3.0 m x 2.47m (9'8" x 8'10")**

Old single-glazed window to the rear aspect - looking out to the back garden, with a deep window seat. Large built-in wardrobe with shelves and hanging rail. Radiator (run off the log burner back boiler - not tested)

## **BATHROOM**

Velux window - in need of refurbishing or replacing. Fully tiled. Avocado bathroom suite with bath - electric shower over (not tested), pedestal wash hand basin with mirror over, and close coupled WC. Radiator (run off the log burner back boiler - not tested)

## **OUTSIDE**

To the rear of the cottage, there is a path - the neighbour to the right has a right of access over to the rear of their property. There are steps up to a small garden area that is in need of a little taming along with an elderly garden shed that has seen better days.

## **AGENTS NOTE**

We have attempted to be honest about the amount of work that the property needs but please feel free to call if you need more information and there is no substitute for seeing the property to appreciate what is required but also the potential it has.

The property is on a septic tank that is shared with its neighbor to the left (No 6) and the nearby Workshop/Studio (it is in the garden of the workshop). There is a pump and a contribution is paid to the next-door neighbour for the cost of running the pump and a 1/2 share is paid for the cost of emptying the tank (approximately every 18 months).

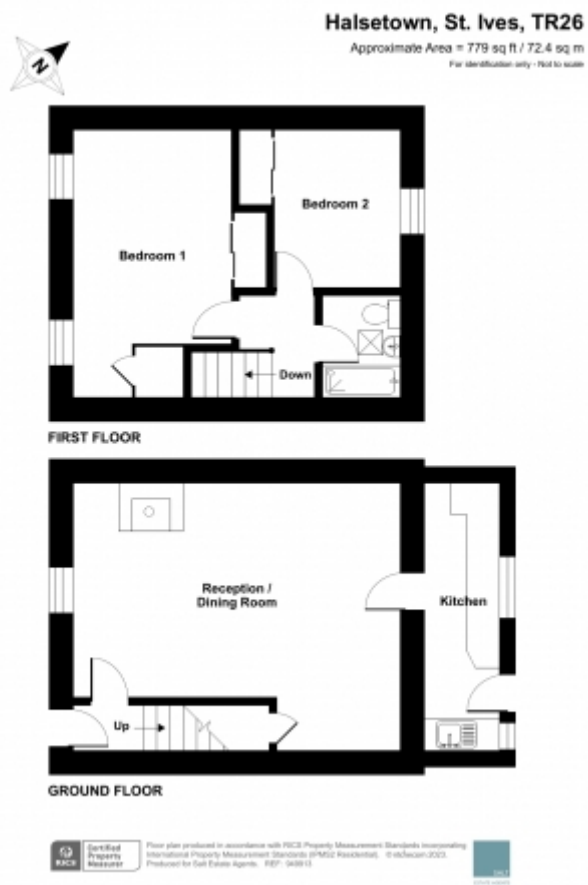
The property is sold with no onward chain and is subject to probate.

## **DETAILS DISCLAIMER**

Please note that all areas, measurements, and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Salt Estate Agents have not tested any services, appliances, or specific fittings — prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.







This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D	55   D	
39-54	E		
21-38	F		
1-20	G		

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